



Fall 2013

# Housing Element Update

The Redwood City Housing Element is one of the sections (or elements) of the Redwood City General Plan. It contains background information assessing housing needs in your community and sets forth goals, policies and implementing programs to address community needs.

## Help Us Improve Upon the Successes of the Redwood City Housing Element

Since the adoption of the General Plan in 2010, the City has continued its implementation through amendments to the zoning code creating new zoning districts that support mixed use (housing with commercial uses) and transit-oriented development. In Downtown, the City has received many new housing proposals. Over 1,000 new homes have been approved or are in the planning queue for approval within the first two years of the Downtown Precise Plan's life.

Your involvement in the 2014-2022 Housing Element Update is important. You can learn more and keep informed by going to the City's website at <http://www.redwoodcity.org>



*Please Mark Your Calendar!*

**First Community Workshop on the Redwood City Housing Element Update**

**December 3, 2013  
7:00 p.m.**

**Redwood City Hall  
City Council Chambers,  
1017 Middlefield Road  
Redwood City**

Si usted necesita más información sobre este proyecto, por favor llame al (650) 780-7234, y pregunte por un asistente que hable español.

## The Future Vision of Redwood City as Expressed in the 2007-2014 Housing Element

"Redwood City is a place that residents are proud to call home. Residents in Redwood City have various housing needs, reflective of their stages in life and income levels. Redwood City's land use policies facilitate many housing types and styles of living, from high-density apartments in Downtown, to single-unit homes in many different neighborhoods, as well as walk-up townhomes, live/work units, and opportunities to live aboard boats on the city's waterfront. Redwood City is a leader in providing resources to facilitate the development of housing, and including affordable housing, within its borders. The availability of housing choices fosters livability in our city. As change occurs in Redwood City, new development will be required to harmonize with neighborhood character and be mindful of our historic resources."

# Need for Affordable Housing



Due to high housing costs in San Mateo County, many families spend more than the recommended 30 percent of their income on housing. Forty six percent of Redwood City households spend in excess of 30 percent on housing, with

22 percent being owner households and 24 percent being renter households. These high costs are a particular burden for seniors, young families and lower income workers or others with special needs. People paying more than 50 percent of their income are especially vulnerable to housing displacement.

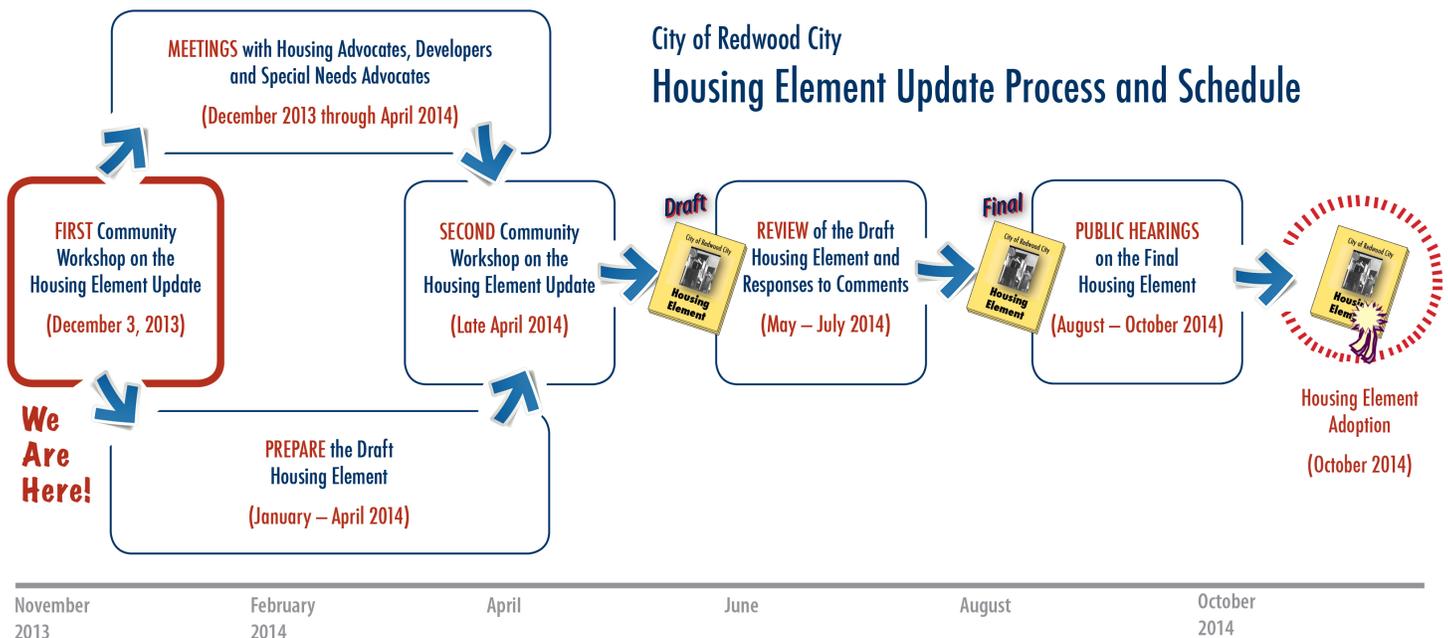
The tables illustrate salaries of various local jobs and average rents and sales prices in Redwood City in 2013. Between 2014 and 2022, Redwood City is required by State law to provide the opportunity for a total of 2,789 housing units to be built and affordable at the income levels listed in the last table. These numbers were derived through a process involving all 21 jurisdictions in San Mateo County and is referred to as the City's Regional Housing Needs Allocation (RHNA) for the 2014-2022 Housing Element planning period.

Adequate workforce housing is often an important consideration for local businesses as well. So having quality, affordable housing choices for all members of the community is crucial to the well-being of Redwood City's residents and to the local economy.

## REDWOOD CITY SNAPSHOT

Redwood City	County
Population (2013)	
79,074	735,678
Housing Units (2013)	
29,517	272,477
Vacancy Rate (2013)	
4.2%	4.9%
Persons Per Household (2013)	
2.74	2.80
Local Jobs (2010)	
58,080	345,200
Projected Local Jobs (2040)	
77,480	445,080
Projected Households (2040)	
36,860	315,090
Projected Housing Units (2040)	
37,890	326,070
Projected Population (2040)	
n/a	904,430

Source: California Department of Finance Estimates (January 2013) and Draft Plan Bay Area Final Forecast of Jobs, Population and Housing (July 2013)



## WHAT CAN RESIDENTS AFFORD?

The amount that residents can afford to spend on housing depends on their income. Specifically, federal guidelines suggest that people not spend more than 30 percent of their earnings on rent or mortgage, including utilities.

The table to the right illustrates what is a monthly affordable housing payment for different employed residents in the Bay Area based on their incomes.



### Representative Salaries

Source: U.S. Dept of Labor

Gross Annual Income

Affordable Monthly Housing Cost

#### SINGLE WAGE EARNER

Senior on Social Security	\$15,000	\$375
Minimum Wage Earner	\$16,640	\$416
Paralegal	\$60,000	\$1,500
Elementary School Teacher	\$79,000	\$1,975
Software Engineer	\$90,000	\$2,250
Biochemist	\$106,000	\$2,650
Associate Attorney	\$185,000	\$4,625

#### TWO WAGE EARNERS

Minimum Wage Earner and Software Engineer	\$106,640	\$2,666
Biochemist and Paralegal	\$166,000	\$3,900

### AVERAGE RENTS 2013

	Redwood City		San Mateo County	
	REALFACTS	CRAIGSLIST	REALFACTS	CRAIGSLIST
Studio	\$1,102	\$1,048	\$1,463	\$1,429
One Bedroom	\$1,913	\$1,991	\$2,004	\$1,990
Two Bedroom	\$2,163	\$2,783	\$2,285	\$2,660
Three Bedroom	\$3,808	\$3,441	\$3,400	\$3,758

### MEDIAN HOME SALES PRICES 2013

	Redwood City 3rd Q 2013	San Mateo County 3rd Q 2013
Single Family Residential	\$949,950	\$936,500
Townhome/Condominium	\$592,500	\$550,000

Source: Craigslist rental survey conducted in June and July of 2013. RealFacts rents for 2013. Source for sales prices is the San Mateo County Association of Realtors (SAMCAR) for the 3rd Quarter of 2013.

### 2014-2022 REGIONAL HOUSING NEEDS ALLOCATION FOR REDWOOD CITY

	Extremely Low Income	Very Low Income	Low Income	Moderate Income	Above Moderate Units	Total
Units	353	353	429	502	1,152	2,789
Income*	\$27,150	\$45,250	\$72,400	\$98,900	\$98,900+	

\*MAXIMUM INCOME FOR A TWO-PERSON HOUSEHOLD BASED ON 2013 CALIFORNIA INCOME LIMITS

# What is a Housing Element?



The State of California requires that every city make its regional fair share of land available for residential development. By state law, cities must identify how and where the housing needs of each community will be met by completing what's known as a Housing Element. Currently, all 21 jurisdictions in San Mateo County have adopted Housing Elements that have been approved

by the California Department of Housing and Community Development (HCD) for the 2007-2014 planning period. Now, all 21 jurisdictions in the county are required to update their Housing Element for the 2014-2022 planning period.

The Housing Element is the blueprint for future housing development in the city. It includes goals, policies, and programs that direct residential decision-making. Under State law Housing Elements are required to:

1. Evaluate the City's existing housing policies and programs.
2. Conduct a housing needs assessment based on local demographics and housing conditions.
3. Develop goals, objectives and policies defining the community's position on housing issues and setting measurable targets for meeting housing needs.
4. Develop an inventory of potential sites where housing may be constructed.
5. Analyze any obstacles or constraints to housing production in the community.
6. Create an action plan identifying implementing programs the city or other entities will implement to achieve our housing objectives.

We believe the most reasonable and responsible way to create the Housing Element Update is to do so through an open, public process. The update will engage elected officials, appointed City commission and committee members, key stakeholders, planning specialists and all Redwood City residents who would like to help shape the future of the community (please see the graphic of the process and the schedule for the update). As you can see in the graphic, we are early in the process and your involvement now will be critical to helping ensure success in this effort.

## Key Questions For You to Consider:

- Over the past five years, how has the housing situation in Redwood City affected you, your family and your friends?
- What can we do to further improve or adjust our policies to continue recent successes?
- How should emerging environmental issues, such as energy costs and global warming, affect the location and type of future housing?
- What type of housing options do seniors prefer? How about young adults and families? Can Redwood City provide these choices?
- How should this type of housing be provided? Who should pay for it?
- What messages about housing would you like to give to community decision makers?

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*For Further Information  
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